

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 1406, 1408, 1504, AND 1506 PARKER LANE IN THE**
3 **RIVERSIDE NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-**
4 **NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO TOWNHOUSE**
5 **AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY-**
6 **NEIGHBORHOOD PLAN (SF-6-CO-NP) COMBINING DISTRICT.**

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from family residence-neighborhood plan (SF-3-NP) combining
12 district to townhouse and condominium residence-conditional overlay-neighborhood plan
13 (SF-6-CO-NP) combining district on the property described in Zoning Case No. C14-2008-
14 0162, on file at the Neighborhood Planning and Zoning Department, as follows:

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16 Lots 13-16, Lloyd W. Payne Subdivision, a subdivision in the City of Austin,
17 Travis County, Texas, according to the map or plat of record in Plat Book 3, Page
18 234, of the Plat Records of Travis County, Texas (the "Property"),
19

20 locally known as 1406, 1408, 1504, and 1506 Parker Lane, in the City of Austin, Travis
21 County, Texas, and generally identified in the map attached as Exhibit "A".
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23 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
24 Property may be developed and used in accordance with the regulations established for the
25 townhouse and condominium residence (SF-6) base district, and other applicable
26 requirements of the City Code.
27

28 **PART 3.** The Property within the boundaries of the conditional overlay combining district
29 established by this ordinance is subject to the following conditions:
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- 31 A. A 25-foot wide vegetative buffer shall be provided and maintained along the length
32 of the east property line that runs adjacent to the residential properties to the west
33 of the Property. Improvements permitted within the buffer zone are limited to
34 drainage, underground utility improvements or those improvements that may be
35 otherwise required by the City of Austin or specifically authorized in this
36 ordinance.
37

1 B. Development of the Property may not exceed a height of 35 feet from ground level.

2
3 C. Development of the Property may not exceed two stories.

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5 **PART 4.** The Property is subject to Ordinance No. 20061116-057 that established the
6 Riverside neighborhood plan combining district.

7
8 **PART 5.** This ordinance takes effect on _____, 2009.

9
10
11 **PASSED AND APPROVED**

12 §
13 §
14 §
15 §

_____, 2009

Will Wynn
Mayor

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17
18
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20 **APPROVED:** _____

ATTEST: _____

21 David Allan Smith
22 City Attorney

Shirley A. Gentry
City Clerk